

VILLAGE OF BREWSTER  
BOARD OF TRUSTEES  
7 OCTOBER 2020  
7:30 P.M.  
REGULAR MEETING  
DRAFT MINUTES

The Board of Trustees of the Village of Brewster is holding a virtual meeting at 7:30 PM, on October 7, 2020 through Zoom Meeting. The Meeting ID is 207 812 8623 and the phone number needed to call in is 1-929-205-6099.

Attendees:

Mayor: James Schoenig  
Deputy Mayor and Trustee: Christine Piccini  
Trustees: Mary Bryde, George Gaspar, Tom Boissonnault  
Village Police Chief:  
Village Engineer: Todd Atkinson  
Village Counsel: Anthony Molé  
Clerk & Treasurer: Michelle Chiudina  
Deputy Clerk-Treasurer:

Absent:

John Del Gardo

Donna Milazzo

Pledge to flag.

Mayor Schoenig motions to open the meeting, Trustee Bryde 2<sup>nd</sup> all in favor 5 to 0.

1. Monthly Reports

- 1.1. DPW Report. Mr. Domenic Consentino delivers the DPW Report. Mr. Consentino informs the Board that the leaf vacuum is running and the DPW will begin picking up the leaf piles. Mr. Consentino explains that the New York State Department of Health has a new mandate to sample the wells for PFOA's and that will start in February of next year, but plans to start earlier than this. He continues stating that the Village should have no problems as the County did this procedure last year. Mr. Consentino asks about when Spotlight Arts will be using Wells Park and if they will be bringing a portable bathroom to leave in the park. Trustee Boissonnault clarifies that Spotlight Arts intends to do the same procedure as they did previous this summer and will be in the park starting October 17th. Mr. Consentino explains to the Board that the DPW has saved up their piles of leaves to make top soil and he plans to give it away to those in the Village or town, free of charge. Clerk Chiudina will put the information up on the website for those who wish to contact the office to schedule an appointment to pick up the top soil. Mr. Consentino states that he received no complaints from hydrant flushing. Some Board members agree that their water was darker than usual at their houses but Mr. Consentino confirms it will clear up. Trustee Gaspar asks about the parking meter in front of Village Hall, 3<sup>rd</sup> meter in from the driveway and Mr. Consentino states that he will fix it tomorrow. Trustee Bryde inquires about the broken windows found when the hose spicket was leaking at Garden Street School and if the problem was resolved. Mr. Consentino informs the Board that some windows are boarded up and the water is still off as the new owner has not returned the Village's call to fix the water leak. Mayor Schoenig motions to accept the DPW Report, Trustee Boissonnault 2<sup>nd</sup>, all in favor 5 to 0.
- 1.2. Planning Board Report for September, 2020. Mr. Richard Lowell sent out the September, 2020 Planning Board Report to the Board of Trustees via email. Trustee Bryde corrects that she and Trustee Gaspar were in attendance at the walk through for 85 Main Street, which is mentioned in the report but their attendance was not included. Deputy Mayor Piccini accepts the Planning Board Report for September, 2020, noting the change that Trustee Bryde mentioned, Trustee Gaspar 2<sup>nd</sup>, all in favor 5 to 0. Copies will be attached to the minutes.
- 1.3. Zoning Board Report. No Activity.
- 1.4. Engineer's Report for September, 2020. Mr. Todd Atkinson delivers the Engineer's Report for September, 2020. Trustee Bryde asks about the status of various activities scheduled that are listed in the Waste Water Treatment Plant that were the same as last month. Mr. Atkinson explains that those quotes are coming in and should be installed within the next few months and as more pressing matters occur, these items get pushed back to next month. Trustee Bryde also notes that many of the activities scheduled are the same as last month for the Planning Board part of the report as well and Mr. Atkinson confirms that there are ongoing inspections with these current projects. Mayor Schoenig motions to accept the Engineer's Report for September, 2020, Trustee Gaspar 2<sup>nd</sup> all in favor 5 to 0. Copies will be attached to the minutes.

2. 85 Main Street Sewer Usage Increase – Resolution 100720-2. Mr. Atkinson explains the reasoning for the increase in the sewer, and that the Board needs to approve the increase, which was already approved by the Planning Board. Deputy Mayor Piccini asks if this building is a single-family home and Todd responds to her stating that it is a commercial building with three dwellings. Mayor Schoenig motions to accept Resolution 100720-2 as written, Trustee Gaspar 2<sup>nd</sup>, all in favor 5 to 0.
3. 861 Route 22. Mr. Robert Cinque explains the request of the applicant to amend the Village Code to allow for a SEUP in the B2 District to allow for apartments above commercial store fronts. Counsel Molé explains the process that Mr. Cinque and his client went through to resubmit the application to tailor the request to the desires of the applicant and the application was resubmitted with some new proposed language. Counsel Molé suggests that the application define the word “mixed-use” or change the phrase to “retail and multi-family use” and Mr. Cinque states that the verbiage used is “mixed-use multi-family”. Mr. Cinque, Mr. Atkinson and Counsel Mole discuss the number of units per property. Deputy Mayor Piccini states that the use of the phrase “mixed-use multi-family” is still undefined and should be defined as “retail and multi-family”. The Board and Mr. Atkinson discuss the surrounding property and if any of those properties are able to use a SEUP to add multi-family above the retail space. Mayor Schoenig motions to set a public hearing for November 4, 2020 for the project at 861 Route 22 at 7:30 or soon thereafter on Zoom, Deputy Mayor Piccini 2<sup>nd</sup>, all in favor 5 to 0. Clerk Chiudina will notify the Village Planning Board, the Town of Southeast Planning Board and Putnam County Planning and post the notice to the newspaper.
4. Financial Report. Clerk Chiudina delivers the Financial Report. She explains that all of the account lines are doing well except the Court line as we did not anticipate having two clerks or two judges for an extended period of time. The Board will have to address this after Judge O’Rourke and Clerk Jean Macli retire in November. The Village has collected about \$15,000 from the notices that were sent out urging residents to use this month of no billing to pay outstanding debts. We received payment for the outstanding balances at the Brewster Plaza and their debt to the Village has been paid in full. Clerk Chiudina has also attended numerous meetings for the Carmel Avenue Bridge. She is thankful that the contractors and those at DOT are receptive to the community, specifically making the job site safe, especially temporarily paving over the sidewalks that were once loose stones. Clerk Chiudina also confirms that there is no end date set for the Carmel Avenue Bridge project. The Board is happy to hear that some of the outstanding balances were collected from residents and Clerk Chiudina agrees, stating that the total amount outstanding was over \$45,000, and any amount collected to minimize that is good news. She also states that the money that is not collected will end up on resident’s bills and after that, their taxes.
5. Court Grant for Supplies – Resolution 100720-1. Deputy Mayor Piccini motions to approve Resolution 100720-1 and for Mayor Schoenig to sign the grant paper work, Trustee Gaspar 2<sup>nd</sup>, all in favor 5 to 0.
6. September 16, 2020 Minutes for approval. Trustee Bryde motions to approve the September 16, 2020 minutes, Trustee Gaspar 2<sup>nd</sup> all in favor 5 to 0.
7. Vouchers Payable – Trustee Bryde reviewed the vouchers in the office on Tuesday and found everything in order.
 

7.1. A -	GENERAL FUND	\$23,761.73
7.2. C –	REFUSE & GARBAGE	1,756.77
7.3. EN -	ENGINEERING FEES ESCROW ACCOUNT	306.25
7.4. F -	WATER FUND	14,318.86
7.5. G -	SEWER FUND	11,105.24
7.6. TA -	TRUST & AGENCY	1,488.35
Total Vouchers Payable		\$52,737.20

Mayor Schoenig motions to approve the vouchers as written, Trustee Boissonnault 2<sup>nd</sup> all in favor 5 to 0.
8. Other Business
  - 8.1. Deputy Mayor Piccini discusses the email she received from the encampment on Marvin Avenue. Mayor Schoenig explains that this is DEP property and he suggests to reach out to Chief Del Gardo to get the phone number for the DEP police. She also mentions the large number of mattresses and box springs and notes that Clerk Chiudina informed her that Mr. Bill Scorca has spoken with the property owners about the issue. The Board would like to see those property owners ticketed and discusses better ways to determine whose bulk pick up garbage belongs to. Mayor Schoenig suggests that the fine be raised to the highest it can be as the property owners are not heeding the warnings. The Board agrees and Deputy Mayor Piccini reiterates that if another party dumps on a property in the Village it is the property owner’s responsibility to properly dispose of the trash, and that property should get a camera if they do not know who the party is that dumps it. Mayor Schoenig asks Counsel Molé what law should be written to deter those from putting out mattresses and other banned items, and a higher fine can be imposed.

Counsel Mole explains that the Code can be reviewed and made stricter if needed, and recommends to the Board to issue violations first instead of notices to remediate the infraction. The Board discusses the idea of the Village incurring the cost and billing the property owner after and Counsel Molé informs the Board that this could already be written in the Code, but that person must be notified first, which could be the first citation. Trustee Boissonnault discusses a particular paper road that is constantly having issues with dumping and Counsel Molé notes that any property owner who shares that driveway can receive a violation unless it can be proven that it is not their garbage. The Board and Counsel Molé continues to discuss the process of giving out fines verses summonses. Counsel Molé recommends that the ability to fine someone immediately after banned items from bulk pick up are left behind will need to be written into the Code if it is not already there. Deputy Mayor Piccini informs the Board that Mr. Kyle DeSantis is collecting money for his Eagle Scout project. Trustee Bryde asks if the Board will be doing a donation as a Board or individually, and the Board decides that they will write checks and submit them as a group in a card. Deputy Mayor Piccini also mentioned there is a ribbon cutting for Longview School at 10 AM on October 15, 2020.

- 8.2. Trustee Bryde mentions that herself and Clerk Chiudina will be attending the ribbon cutting ceremony for Longview School, which was previously mentioned by Deputy Mayor Piccini. Trustee Bryde also notes that the Narcan training that the Community That Cares is organizing has decided to hold the event at the First Baptist Church and will be on October 13, 2020.

9. New Business.

- 9.1. Trustee Bryde inquires about the 75<sup>th</sup> anniversary of the Brewster Rotary and if Mayor Schoenig attended as he was quoted in the newspaper. Mayor Schoenig confirms that he did attend as well as made a speech at the event. Mayor Schoenig also notes that Chief Del Gardo and the Brewster Police Department gave the group an escort for their route.
- 9.2. Trustee Boissonnault requests that the conversation about how violations and summonses are handled should continue at the next meeting, as Code Enforcement Officer Bill Scorca will be in attendance.
- 9.3. Mayor Schoenig reminds the public that November 3, 2020 voting will be at 25 Marvin Avenue.

10. Public Comment

- 10.1. Mr. Scott Seaman informs the Board of the status with the Brewster Schools regarding the hybrid learning model and the School has sent out surveys to the parents regarding their experience. Mr. Seaman asks if anyone has any suggestions on how to make this model better to please reach out and he appreciates the efforts from the Village of Brewster.
- 10.2. Mr. John Lord is also on the call and Clerk Chiudina informs him and the Board that a fence was put up to extend the fence that is on the paper road side of Casino Street and she would like to thank the Board for their efforts in this matter. Mr. Lord thanks the Board for their hard work on this matter as well.

11. Deputy Mayor Piccini motions to go into Executive Session for legal/contractual matters, Trustee Boissonnault 2<sup>nd</sup>, all in favor 5 to 0.
12. Deputy Mayor Piccini motions to come out of executive session and adjourn, Trustee Boissonnault 2<sup>nd</sup> all in favor 5 to 0.

# **VILLAGE OF BREWSTER, NY**

## **REPORT OF THE PLANNING BOARD**

### **TO THE BOARD OF TRUSTEES**

Oct. , 2019

Rick Lowell, Chairman  
Janet Ward, Vice-Chairman  
David Kulo  
Marti Foster  
Katy New

Greg Folchetti, attorney- Costello & Folchetti  
Todd Atkinson, PE – J.R. Folchetti & Assoc.  
Cathy Huidina, secretary

Meeting Date: Oct. 7, 2020

Discussion of repairs to 85 Main St. Owner requested a waiver of site plan review when work was stopped by village code enforcement because it had exceeded the 50% threshold. A site visit in the previous week included two planning board members, R Lowell and K New as well as the village engineer, T Atkinson and code enforcement B Scorca.

After discussion including questioning by all planning members of the owner's team the board voted unanimously to pass a resolution of site plan waiver.

Respectfully,

Rick Lowell  
Chairman

**VILLAGE OF BREWSTER  
MONTHLY PROGRESS REPORT**

1. <u>GENERAL INFORMATION</u>		
Report No: 9 of 2020	Date: 10/7/2020	Contract No:
Facility Name: VOB / PLANNING BOARD REVIEW AND CONSULTATION		

2.	<u>ENGINEERS STATUS OF PROJECT</u> (Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including:
a.	Projects reviewed this month (attach additional pages as needed)
	<ul style="list-style-type: none"> <li>• 530 North Main Street LLC - 7.25 hours</li> <li>• 85 Main Street - 1.25 hours</li> </ul>
b.	Status of Planning Board projects (attach additional pages as needed):
	<ul style="list-style-type: none"> <li>• 538 North Main Street – Construction Ongoing/Amendment Approved</li> <li>• 79 Main Street Resolution Requirements; Inspections</li> <li>• 530 North Main Street – Ongoing Inspections</li> </ul>
c.	Activities scheduled (attach additional pages as needed):
	<ul style="list-style-type: none"> <li>• Continue plan review and meetings for B.O.S. Land Development</li> <li>• Perform site inspection at 538 North Main Street, when needed</li> <li>• 530 North Main Street, Ongoing Inspections</li> <li>• Perform site inspection at 79 Main Street, when needed</li> </ul>

**VILLAGE OF BREWSTER  
MONTHLY PROGRESS REPORT**

<b>1. <u>GENERAL INFORMATION</u></b>		
Report No: 9 of 2020	Date: 10/07/2020	Contract No:
Facility Name: VOB / EPA Stormwater Phase II Regulations		

<b>2. <u>ENGINEERS STATUS OF PROJECT</u> (Narrative description of the Upgrade Project tasks (and subtasks) undertaken by the Engineer as set forth in the Engineer's Contract and Scope of Work including :</b>	
<b>a.</b>	<b>Activities completed this month (attach additional pages as needed):</b>
	<ul style="list-style-type: none"> <li>• Maintain monthly stormwater maintenance/good housekeeping reports quantifying the number of pounds of litter and the amount of sand cleaned up throughout the Village.</li> </ul>
<b>b.</b>	<b>Status of activities in progress this month (attach additional pages as needed):</b>
	<ul style="list-style-type: none"> <li>• Inspections of Tonetta and Wells Brook Stormwater Retrofit Ponds will be performed in October.</li> </ul>
<b>c.</b>	<b>Activities scheduled (attach additional pages as needed):</b>
	<ul style="list-style-type: none"> <li>• Perform dry weather inspections on Village outfalls.</li> <li>• Address comments, if any, from the NYSDEC on Annual Report.</li> </ul>

